



**Consolidated Annual Performance
And Evaluation Report (CAPER)
July 1, 2005 through June 30, 2006**

**Community Development Block Grant
HOME Investment Partnership Grant
Emergency Shelter Grant**

August 2006

DRAFT

**For more information, call the City of Arlington
Community Services Department
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**Program Year 2005 CAPER
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I. General Information

A. Executive Summary

The Consolidated Annual Performance and Evaluation Report (CAPER) is a summary of the progress made by the City of Arlington to achieve the goals identified in the 2005-2010 Consolidated Plan and the Program Year 2005 Action Plan. Community Development Block Grant (CDBG), HOME Investment Partnership (HOME), and Emergency Shelter Grant (ESG) funds received during Program Year 2005 (July 1, 2005 through June 30, 2006) enabled the City of Arlington to improve housing, enhance communities, and create economic opportunities for low- and moderate-income citizens.

The City of Arlington is pleased to report significant accomplishments in initiating a new Neighborhood Revitalization Strategy Area and meeting annual objectives. The Program Year 2005 performance report includes:

- Households and persons assisted through investment of these funds
- Funds budgeted and expended for activities addressing housing, homeless, community development and special needs populations
- General information relevant to the status of activities which affect housing, homeless, community development, and special needs populations.

Accomplishment highlights for each of these areas are presented below.

Affordable Housing Highlights

- Eight new affordable homes were constructed by Community Housing Development Organizations (CHDOs) in the past year using HOME funds and CHDO proceeds. Additionally, CHDO proceeds were used for acquisition and rehabilitation of a single family property.
- Sixty-eight families became first time homeowners last year with the assistance of down payment and closing cost assistance from HOME and ADDI funds. These 68 homebuyers received homebuyer counseling prior to the acquisition of their homes. An additional 63 households received homeownership counseling to ensure long term success. This was funded using CHDO proceeds. Bond funds were also leveraged to assist low-income homebuyers become homeowners.
- Sixty-six low-income homeowners received housing rehabilitation grants either to address an emergency condition or to improve substandard housing conditions. Ten of the housing rehabilitation grants were for individuals with disabilities needing architectural barrier removal and modifications for increased access, 33 addressed emergency situations, and 27 units received more extensive housing rehabilitation.



Before and After Housing Rehabilitation

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- Fifteen low-income persons, including 15 with special needs, received temporary rental assistance. An additional 77 individuals received rental assistance and case management through the Shelter Plus Care program, which coordinates housing and services for homeless persons with disabilities.

Homeless Services Highlights

- Emergency shelter: Temporary shelter was provided to 2,658 homeless individuals last year at the Arlington Life Shelter, The Salvation Army, and the Women's Shelter. The total served included 1,028 children (39%), 1,010 women (38%), and 620 men (23%).



- Hurricanes Katrina and Rita: Service providers, volunteers and City/County officials and staff, mobilized to assist families displaced as a result of Hurricanes Katrina and Rita. The City of Arlington activated its emergency management response team to coordinate immediate emergency placement of over 930 persons from the gulf region. Arlington's emergency shelters, churches, and recreation centers overflowed with additional homeless families for several weeks while more permanent housing could be arranged. A total of 3,061 persons were registered for FEMA assistance in Arlington. See section III for additional details about the City's response to the needs of hurricane evacuees.
- Job and employment readiness training: Arlington Life Shelter provided job preparation services to 848 homeless persons, including 714 who completed the job readiness program, and 71 who exited the shelter with a job. The Arlington Workforce Center reported serving 100 homeless individuals during the year.
- Childcare was provided to 60 homeless children by the YWCA, allowing parents to work, attend training, or apply for jobs. Children's services were also provided for all children residing at the shelters.
- MHMR provided outreach and medication management through a telemedicine program to 318 homeless individuals with severe mental illness.
- The City of Arlington participated in the Tarrant County Homeless Coalition, which received \$8,394,134 in competitive Continuum of Care funds to provide a continuum of homeless services in Tarrant County.

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- Homeless prevention services were provided to 88 individuals through Tarrant County Department of Human Services and SafeHaven of Tarrant County.
- The City of Arlington convened a local task force to address the issues of chronic homelessness in coordination with Tarrant County and Fort Worth. Members included representatives from Arlington Human Service Planners, University of Texas at Arlington, and the following City Departments: Police, Fire, Code Enforcement, Housing Authority, and Grants Management.

Community Development Highlights

- Public Services programs were funded with the maximum amount allowed--fifteen percent of the CDBG allocation. Fourteen non-profit organizations and the Parks



Department provided services to 12,611 persons last year, including transportation, child care, tutoring, meal delivery for seniors, recreational activities and mentoring for youth, dental health services, crime awareness, and case management for persons with HIV/AIDS.

- The City received approval from HUD in November 2005 for the designation of the first Neighborhood Revitalization Strategy Area (NRSA). The City also initiated a Council-appointed Steering Committee to prioritize projects for the Central Arlington NRSA.
- The City issued a Notice of Funding Availability in November 2006 for Owner-Occupied Housing, Mixed-Use Developments, and Business Façade Grants in the NRSA.
- Tarrant County Youth Collaboration was funded in partnership with other entities to develop and distribute early childhood learning materials to parents, preschools, and social service providers. Brochures help parents and caregivers understand average developmental milestones that children from birth to age 5 should achieve as they grow and develop in preparation for elementary school. Materials can be found at www.tcyec4kids.org/accc.



Arlington Child Care Council

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- Consultants were selected for the design of Center Street Pedestrian Infrastructure, Meadowbrook Park Renovations, the Pedestrian Infrastructure Study, and the ornamental street light project in the Old Town Neighborhood.
- George Stevens Park renovation was completed including new playground equipment, pavilion, landscaping, and trails.
- Howard Moore Park underwent extensive improvements including a new pavilion, ADA compliant playground equipment, and a new picnic area.
- Enhancements to Wessler Park were begun, with parking lot renovations, new soccer fields, and accessible trails and benches.
- The City submitted materials in June 2006 requesting HUD technical assistance to designate a local faith-based, nonprofit organization as a Community Based Development Organization (CBDO). The organization, Water from the Rock Enterprises, submitted the required documentation for CBDO designation and will provide targeted job training services to residents of the Central Arlington NRSA in Program Year 2006.



Special Needs Population Highlights

- Case management services were provided to 96 persons with HIV/AIDS.
- 97 seniors received 10,732 meals at the Senior Recreation Center and 56 seniors received 8,417 hot meals delivered to their homes.
- Ten households received rehabilitations through the Architectural Barrier Removal program, including three persons with disabilities and seven elderly households.
- Tenant based rental assistance was provided to 15 special needs households who were unable to be assisted on the Section 8 housing program due to a lengthy waiting list.
- 195 households having elderly and persons with a disability were supported with rental assistance and case management.

Other Performance Requirements

This report also identifies goals and objectives that were planned in the Consolidated Plan and either were not met during the program year or were delayed for various reasons (see section I.F.3.).

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The draft report was made available to the public on Monday, August 14, 2006, through the City of Arlington's Community Services Department at 201 East Abram Street, Suite 720, Arlington, Texas 76010. Copies of the report were also distributed for public review at all local libraries, the City Manager's Office, the Mayor & Council Office, the City Website, and at the public hearings.

Citizens had an opportunity to provide comments on this report at a public hearing and during the 30-day comment period. The public hearing was held on Wednesday, August 16, 2006, at 5:00 p.m., in the Community Room of the Central Library at 101 E. Abram. The 30-day public comment period is from August 14, 2006 through September 13, 2006.

B. General Questions

1. Assessment of one-year goals and objectives

a. Accomplishments in attaining goals and objectives (see Section III for detailed description of annual goals)

Summary of Consolidated Plan/Action Plan Objectives

Objective	5 Yr Goal	1 Yr Goal	1 Yr Progress	% of 1 Yr Goal
Affordable Housing and Central Arlington Neighborhood Revitalization				
Homeownership Assistance to Households	100	20	68	340%
Housing Rehabilitation to Households	250	50	66	120%
Rental Assistance to Households	100	20	15	75%
Mixed-Use Development (Retail, Housing, Office) Projects	2	1	0	0%
New Housing Units Constructed	45	5	8	160%
Pedestrian Infrastructure Projects (1 project underway)	5	1	0	0%
Business Façade Improvement Projects (1 project underway)	10	2	0	0%
Homeless Services				
Emergency Shelter for Homeless		2600	2658	102%
Case Management and Support Services (unduplicated persons)		1922	1953	101%
Transitional and Permanent Housing Beds/Units		125	163	130%
Services to Chronically Homeless		5	5	100%
Homeless Prevention (goal = 10 households x 3.3 persons =33)		33	88	260%
Funding for Homeless Programs		2	3	150%
Services for Persons with Special Needs				
Architectural Barrier Removal	25	5	10	200%
Case Management for Elderly and Disabled		267	153	57%
Transportation for Elderly and Disabled		300	3545	100+%
Day Habilitation for Persons with Disabilities		25	28	112%
Case Management for Persons with HIV/AIDS		50	96	192%
Substance Abuse Counseling		100	111	111%
Other Community Development				
Youth Services		1374	1436	104%
Transportation for Low Income and Homeless Persons		825	1157	140%
Crime Awareness		7000	8321	118%
Health Services		1355	1295	95%
Park Improvements		2	2	100%

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Removing Barriers to Affordable Housing/Anti-Poverty Strategy				
Credit Repair Seminar		1	1	100%
Child Care		30	60	200%
Earned Income Tax Credit Outreach (future goal in PY06 Plan)		700	571	81%
Lead Based Paint				
Lead Based Paint Training		1	1	100%
Lead Testing		20	15	75%
Planning				
Planning Studies	3	1	1	100%
Policy Planning Studies	2	1	1	100%

b. Breakdown of grant funds by activities

The following table provides a summary of HUD formula grant funds spent on priority Consolidated Plan goals and related objectives. The summary includes expenditures on affordable housing, homelessness, other special needs, and non-housing community development.

Table 1.b. Expenditures by Funding Source and Priority Need Category

2005-2010 CONSOLIDATED PLAN PRIORITY NEEDS					
GOALS	PRIORITY	CDBG	HOME	ESG	TOTAL
AFFORDABLE HOUSING					
A. Homebuyers' Assistance	HIGH		\$444,700		\$444,700
B. Housing Rehabilitation	HIGH		\$323,939		\$323,939
C. Tenant-Based Rental Assistance	HIGH		\$26,377		\$26,377
TOTAL			\$795,016		\$795,016
CENTRAL ARLINGTON NRSA					
A. Mixed-Use Residential Facility	HIGH				
B. New Owner-Occupied Housing	HIGH		\$128,856		\$128,856
C. Infrastructure Projects	HIGH				
D. Housing Rehabilitation	HIGH		\$65,908		\$65,908
E. Business Facade Improvements	HIGH				
TOTAL			\$194,764		\$194,764
HOMELESSNESS					
A. Homeless Shelter Care	MEDIUM			\$99,823.81	\$99,823.81
B. Case Management and Support Services	HIGH	\$23,861		\$27,897.24	51,758.24
C. Transitional and Permanent Housing	HIGH	\$29,782			\$29,782
D. Outreach and Referral	HIGH				
E. Homeless Prevention	MEDIUM			\$10,602	\$10,602
F. Support ESG and SHP Applications	MEDIUM			NA	
TOTAL		\$53,643.00		\$138,323.05	\$191,966.05
SPECIAL NEEDS					
A. Housing Rehabilitation for Elderly and Disabled	HIGH				
B. Case Management for Elderly and Disabled	HIGH	\$56,694			\$56,694
C. Transportation	HIGH	-			-
D. Day Habilitation for Disabled	HIGH	\$47,381			\$47,381
E. Case Management for HIV/AIDS	HIGH	\$20,506			\$20,506
F. Substance Abuse Counseling	MEDIUM	\$27,297			\$27,297
TOTAL		\$151,878			\$151,878
NON-HOUSING COMMUNITY DEVELOPMENT					
A. Youth Services	HIGH	\$216,043			\$216,043
B. Transportation	HIGH	\$66,812			\$66,812
C. Crime Awareness	MEDIUM	\$14,317			\$14,317
D. Health Services	HIGH	\$38,179			\$38,179
E. Park Improvements	MEDIUM	\$657,689			\$657,689
TOTAL		\$993,040			\$993,040

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c. Explanation of goals where progress was not made

Progress was made toward meeting all goals.

2. Program changes as a result of experiences

The City of Arlington committed itself to a concentrated effort in the Central Arlington area and initiated efforts to designate Central Arlington as a Neighborhood Revitalization Strategy Area (NRSA). This effort was begun in conjunction with the submittal of the 2005-2010 Consolidated Plan. The NRSA was approved by HUD during program year 2005.

The City continues to focus its resources in a targeted geographic area where opportunities exist for residential and economic revitalization. The Program Year 2006 Action Plan allocates funds to infrastructure improvements, mixed use residential facilities, new owner-occupied housing, and business facade improvements. The plan also allocates resources to public services, homebuyer assistance, owner-occupied rehabilitation, tenant-based rental assistance, and homeless assistance.

3. Affirmatively furthering fair housing

The 2001 Analysis to Fair Housing Impediments Study was completed in February 2002. The following table provides a summary of impediments to fair housing choice and actions taken to overcoming the effects of impediments.

Table 1.c. Furthering Fair Housing Goals

Impediments from Analysis	Recommendations from Analysis	Progress
Limited amount of local fair housing education and enforcement	Develop a marketing program designed to make citizens more aware of fair housing issues. The marketing program may include educational material, workshops, billboards, and public service announcements.	The City of Arlington assisted individuals with fair housing issues by informing them of fair housing complaint procedures and referring those with tenant/landlord issues to the Tenant Union Association and/or Dispute Resolution Services. The Regional Director of Fair Housing conducted a workshop on Fair Housing law and enforcement requirements for Community Services and Arlington Housing Authority staff.
Lack of availability of three-bedroom multifamily housing units	Work with local developers to expand the number of larger housing units on the rental market. The use of Low-Income Housing Tax Credits, Section 108 Loan Guarantees, and other funding sources should be explored.	Through the use of up-zoning and the Payment In Lieu Of Taxes (PILOT) agreement, the City of Arlington has produced in previous program years over 260 new units in central Arlington and 280 units in south Arlington during the program year. These properties were financed with a combination of Low Income Tax Credits, Multi-family Revenue Bonds, and private capital.
Lack of a public transportation	Provide a public referendum to allow voters an opportunity to decide on a public	Citizens voted against a public transit system in the spring 2002 election. Public

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Impediments from Analysis	Recommendations from Analysis	Progress
system	transportation system.	transportation for the disabled and elderly is currently provided by the City's Handitran. Transportation for low-income clients is provided by Mission Metroplex with CDBG funds.
Credit checks for insurance policy underwriting	<p>Insurance companies should be introduced as partners in the Arlington Homebuyers' Assistance Program (AHAP). Participating companies should be included on a list of approved companies, having been screened concerning policy-writing practices and having provided assurances concerning restraint from redlining.</p> <p>The City's legislative liaison should work with the State Insurance Commission to introduce rules prohibiting the use of credit checks in the issuance of insurance for which the premium is paid in advance and in cash.</p>	The State of Texas does not have legislation that requires credit checks. Therefore, the City does not require them. No list has been developed and the program is open to all insurance companies.

4. Actions taken to address obstacles in meeting underserved needs

The City of Arlington addressed the following obstacles identified in the Consolidated Plan.

- a. "Limited funding" continues to impact the ability of the City and the community to serve citizens in need. Limited funding will be addressed through strategies to implement projects that use CDBG and HOME funds as seed money to leverage other public and private funds. See a listing of funds leveraged in 5.b. below.
- b. "Lack of funding and capacity" were addressed with strategies to focus efforts in the targeted area of the Central Arlington NRSA. The Arlington Human Service Planners secures increased efficiencies through coordination among available agency resources. The Community Services Department actively participates in the Tarrant County Homeless Coalition, Continuum of Care planning process, and the county-wide planning process to end chronic homelessness.
- c. "Lack of affordable and specialized housing" was addressed by awarding \$200,000 to the Tenant Based Rental Assistance program administered by the Arlington Housing Authority. This program provides Rental assistance to low-income families on the Arlington Housing Authority's Section 8 waiting list and for special needs clients referred and managed by area social service agencies for a period of up to two years.
- d. "Lack of transportation to work and services" was addressed through a contract with Mission Metroplex. Transportation was provided to 555 low-income adults to work, job-training, social services, and medical services. Similar services were also provided to 240 above median-income individuals. Handitran provided transportation services to 3,545 elderly and disabled residents.

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5. Leveraging resources

The City of Arlington has been successful in leveraging resources.

a. Progress in obtaining other public and private resources to address needs

The City of Arlington was able to obtain other public and private resources to address needs during Program Year 2005.

i. The City of Arlington has a contract with the Arlington Chamber of Commerce to promote economic development that will benefit all Arlington citizens, including low- and moderate-income persons. The Chamber and its volunteer members provide important resources that benefit the local economy. The creation of jobs provides opportunities for individuals to increase their incomes and provide for their families.

ii. The Arlington Homebuyers' Assistance Program (AHAP) provided \$444,700 in down payment and closing cost assistance to 68 low- and moderate-income first time homebuyers.

iii. The Arlington Housing Finance Corporation (AHFC) has a current bond allocation of \$12,000,000. During the Program Year 2005, \$22,148 was used for down payment and closing cost assistance. The AHFC provided \$553,711 in mortgage funding for six families. Families receive 4 percent of the mortgage amount as a grant toward the down payment on their home.

b. HUD resources leveraged other public and private resources

The 2005 Action Plan anticipated additional resources from various sources. The HOME and ESG matches are reported in their respective sections. The following table provides a summary of additional financial resources that were made available in Program Year 2005.

Program	Funding source	Funds Leveraged
Small Business Loan Program	Principal and Interest	\$64,776.62
Rental Rehabilitation Loan Program	Principal and Interest	\$41,977.45
Historic Preservation Loan Program	Principal and Interest	\$8,969.91
Housing Rehabilitation Loan Program	Principal and Interest	\$71,547.92
Arlington Homebuyer Assistance Program	Loan payoff*	\$50,821.90
Arlington Chamber of Commerce	Economic Development	\$1,189,000.00
East Arlington – Meadowbrook Park	Parks Department	\$85,500
East Arlington – Wessler Park	Parks Department	\$40,000.00
Tax Increment Finance District	City of Arlington TIF	\$643,653.96
Sustainable Development Grants for Mixed-Use and Pedestrian Infrastructure Projects	North Central Texas Council of Governments	\$3,300,000.00
Congestion Mitigation and Air Quality Programs	North Central Texas Council of Governments	\$1,700,000.00
Arlington Human Service Planners	United Way of Tarrant	\$86,074.00
	TOTAL	\$7,282,322.00

* Loan payoff due to pro-rated five-year grant affordability period not being met.

c. Matching requirements satisfied

HOME matching requirements were satisfied through the generation of funds from several sources. Arlington Housing Finance Corporation proceeds from low-interest single family bonds were an important source of match for HOME. The Arlington Housing Authority provided matching funds through the Tenant-Based Rental Assistance (TBRA) Program. The TBRA Program collaborates with social service organizations and provides assistance to special needs clients. Additional match was generated with fees that the City decided to forego, discounted HUD homes, and the assignment of non-federally funded staff. See the HOME match report for details.

Emergency Shelter Grant (ESG) subrecipients satisfied match requirements through contributions of donated food, volunteer time, staff salaries, and other private donations in compliance with federal regulations.

C. Managing the Process

The City of Arlington Community Services Department took the following actions to ensure compliance with program and comprehensive planning requirements.

- Request for Proposals (RFP) workshop was held in October 2005 to provide information about program requirements, regulations, and application instructions to potential proposers. Instructions were detailed in application booklets for each program (i.e., CDBG, HOME, and ESG).
- Training workshop for subrecipients was required prior to the signing of contracts. Information was provided on HUD guidelines regarding eligible uses of funds, program specific requirements, and performance and financial reporting requirements. An Overview of the UD Outcome Performance Measurement System was also provided. Appropriate chapters from the Training Manual & Guidebook were distributed. CDBG subrecipients received “Measuring the Outcome of Public Service Activities”, ESG subrecipients received “Measuring the Outcome of Homeless Housing and Support Activities”, and HOME subrecipients received “Measuring the Outcome of Housing Activities”. A copy of Playing by the Rules: a Handbook for Subrecipients was also provided.
- On-going desk monitoring of monthly reports submitted by subrecipients ensured continuous expenditure of funds and provision of services based on contractual requirements. Subrecipients also received annual on-site monitoring visits based on a risk analysis. City staff conducted environmental reviews and monitored construction projects to assure adherence to Davis-Bacon requirements.
- An IDIS Standard Operating Procedure was formalized and adopted during the program year. Information was entered into the Integrated Disbursement and Information System (IDIS) on a monthly basis. Reports generated by the IDIS and internal financial reports were reviewed monthly.
- A local performance measurement system was developed based on HUD guidance and tracked on a monthly basis to ensure positive outcomes for program participants.

- Compliance with HOME affordability periods is enforced through recapture agreements and lien documents for the Homebuyers' Assistance Program, acquisition/ rehabilitation, and new construction activities. Inspections are performed and documented for these programs in project files. Program requirements include an annual verification of occupancy. For rental, annual inspections are performed for the one rental complex that was HOME funded. The rental project is not required to have all units inspected annually under the HOME program. Since most tenants are on Section 8, the units are required to be inspected under that program.

D. Citizen Participation

1. A summary of citizen comments

Citizen comments were solicited for this report at a public hearing and during the 30-day public comment period. The public hearing was held on Wednesday, August 16, 2006, at 5:00 p.m., in the Community Room of the Central Library, 101 E. Abram. A Spanish interpreter was available. Minutes of the public hearing are provided in Appendix E. The public hearing notices were published in the *Fort Worth Star-Telegram* in English and Spanish. Organizations that were awarded grants in Program Year 2005 received an invitation letter. The 30-day public comment period is from August 14, 2006 through September 13, 2006.

2. Performance report provided to citizens

This Consolidated Annual Performance and Evaluation Report (CAPER) provides the citizens of Arlington with a full disclosure of funds committed and expended. This report describes accomplishments made possible with HUD funds during Program Year 2005 which further the objectives of the 2005-2010 Consolidated Plan.

E. Institutional Structure

The City of Arlington took the following actions during the past program year to overcome gaps in institutional structures and to enhance coordination.

- The City Council appointed Council members to various bodies, including the Arlington Housing Finance Corporation and Arlington Human Service Planners (AHSP). A Community Services staff person provided support to the Arlington Housing Finance Corporation.
- City staff members served on the Arlington Human Service Planners Executive Committee and Coordinating Committee. Three principal goals of AHSP are to reduce fragmentation, enhance coordination, and overcome gaps in social service delivery. The City of Arlington worked closely with AHSP to develop plans to meet social service needs in the community.
- City staff members served on the Tarrant County Homeless Coalition, the planning body for the Tarrant County Continuum of Care. Participation in the application process assured that Arlington's homeless needs were addressed with appropriate supportive housing programs.

- An inter-local agreement between the City of Arlington and the Arlington Housing Authority was revised in 2004 and was executed during program year 2005. It transferred primary responsibility for homeless programs to the Housing Authority. The administration of related programs under one roof is providing a more efficient delivery of services to citizens with various housing needs. The transferred programs include Supportive Housing Program, Tenant-Based Rental Assistance, Section 8 vouchers, and owner-occupied housing rehabilitation.

F. Monitoring

1. Monitoring of activities

The City of Arlington monitored its CDBG, HOME, and ESG programs to ensure compliance with HUD regulations and attainment of Consolidated Plan goals. Annual Action Plan activities were set up and tracked in IDIS and in a shared financial reconciliation spreadsheet to allow ongoing review of activity expenditures. Data entry into IDIS was completed monthly and standard IDIS reports were reviewed for accuracy by the appropriate program staff according to an IDIS Standard Operating Procedure.

Action Plan activity outputs and outcomes were also reviewed quarterly to determine which activities are projected to meet planned performance goals.

The City ensured timely expenditure of CDBG funds by the following actions:

1. Establishing and tracking expenditure benchmarks for projects;
2. Careful selection of qualified subrecipients and ongoing technical assistance provided to new and experienced subrecipients;
3. Annual subrecipient workshop to review monthly reporting and monitoring requirements;
4. Monthly desk monitoring and tracking of subrecipient expenditures;
5. Reprogramming of funds for activities that move forward slowly.

City compliance specialists monitor internal operations and subrecipient agreements. Monitoring was conducted to assure compliance with Davis-Bacon construction project requirements, proper submittal of program reimbursements, adherence to national objectives, and attainment of match requirements.

Procedures for monitoring subrecipients are detailed in a Standard Operating Procedure. Monitoring includes monthly desk reviews of all monthly performance reports and requests for reimbursement. A risk analysis of all subrecipients was conducted at the beginning of the contract year. On-site monitoring visits are conducted for selected subrecipients based on an assigned level of risk.

The level of monitoring can be adjusted during the contract year as circumstances dictate. Provisions are in place which provide for the suspension of funds, termination of the contract, and request for repayment of funds.

2. Results of monitoring, including any improvements

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During Program Year 2005, 11 out of 19 non-profit social service organizations received on-site monitoring. Two organizations received findings. All monitoring letters have been mailed and the City is working with these agencies to resolve the findings. It is anticipated that the remaining findings will be resolved in the near future. The City is closely monitoring CHDO proceeds to assure that they are expended prior to HOME funds being used.

During Program Year 2005, the City of Arlington monitored the following construction projects for compliance with Davis Bacon; George Steven Park, Howard Moore Park, Meadowbrook Park, Wessler Park, and the Boy's & Girls Club. There were no outstanding issues.

3. Self-evaluation

a. Describe the effects programs have in solving neighborhood and community problems.

The City of Arlington has used federal funds to meet high priority needs and solve identified community problems. The following examples illustrate the positive effects of programs in meeting the needs of low- and moderate-income residents of Arlington.

- In the last year, 68 persons became homeowners through the Homebuyers' Assistance Program. These individuals, along with an additional 63, received homeownership counseling to increase the likelihood of successful long term homeownership.
- Seventy deteriorating houses with health and safety issues were repaired through the Owner-occupied Housing Rehabilitation Program. Ten of these repairs included the removal of architectural barriers and were provided to elderly and/or disabled residents.
- 2,658 individuals without a home were provided emergency shelter. This number includes 1,028 children, 1,010 women, and 620 men.
- Many of those who received shelter were without a job. Transportation and other supportive services were provided. Mission Metroplex assisted these jobless individuals by providing transportation to 1,157, taking them to job training, job interviews, and other destinations. The Arlington Life Shelter helped many of these same persons by providing 714 homeless individuals with job skills training and employment readiness. As a result of this program, 71 individuals exited the shelter with a job.

b. Progress in meeting needs

The City of Arlington made significant progress in meeting priority needs established in its Consolidated Plan (see summary chart in section B). The City met or exceeded 25 of its 32 performance objectives and made significant progress on all.

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c. Provision of decent housing, a suitable living environment, and expanded economic opportunity

Decent housing was provided through several residential rehabilitation programs. CDBG funds were used for an owner-occupied rehabilitation program, including architectural barrier removal and emergency rehabilitation. HOME funds were primarily utilized for homeownership programs, tenant based rental assistance, and new housing construction. See the Housing section for a description of accomplishments.

The City of Arlington provided ESG funds to address housing issues faced by the homeless. The Arlington Life Shelter, SafeHaven of Tarrant County, The Salvation Army, and the Tarrant County Department of Human Services received funds. Providers focused on helping clients achieve self-sufficiency and make a successful transition to unsubsidized housing.

The City of Arlington, in cooperation with human service organizations, helps provide for a suitable living environment for its citizens. The City contracts with organizations to provide services to persons with diverse needs. These organizations secured additional funds from various resources. The diversity of clients reflects the diversity of low- and moderate-income citizens of Arlington. Individuals and families, ranging from infants to the elderly, from different races and ethnicities, receive a full range of services that improve their quality of life. Childcare, youth recreational and educational programs, counseling, case management, dental services, and meals for the elderly are examples of the programs assisted with HUD funds.

Economic opportunities for low- and moderate-income persons are addressed principally through the creation of jobs. The City of Arlington contracts with the Arlington Chamber of Commerce to act as the economic development arm of the City. The Arlington Tax Increment Finance District was created to provide additional funds for the redevelopment of downtown Arlington.

Two enterprise zones have been developed under the Texas Enterprise Zone Program. The Great Southwest Enterprise Zone is in the Great Southwest Industrial District, a regional manufacturing and warehouse district. The Centre Arlington Enterprise Zone encompasses the city's downtown corridor and surrounding residential neighborhoods. Local incentives are designed to encourage retail and office development, as well as to promote the revitalization of residential neighborhoods. This zone is an area that exceeds 51 percent low and moderate income.

During the past year the Neighborhood Revitalization Strategy Area was approved by HUD. An Advisory Steering Committee was appointed by the City Council to assist in the development of revitalization strategies. Strategies under development include pedestrian infrastructure, business facade improvements, and the creation of mixed use facilities combining rental housing, retail and office space.

d. Activities falling behind schedule

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The following activities were in progress but not completed in Program Year 2005: Center Street pedestrian infrastructure project, business façade program, and mixed-use development projects in the Central Arlington NRSA. Due to the size of the projects, they will be multi-year activities. If funds for the mixed-use facility are not committed in the next six months, the City will consider reprogramming funds for another activity.

Only one public service activity fell behind schedule. Senior Citizens services fell behind its goal of serving 200 individuals with a total served of 97. The director reported that the facility lost transportation services and is working on a plan to coordinate transportation with Handitran and Red Cross.

e. Activities making an impact

Examples of activities that have made a community impact include:

- Tarrant County Housing Partnership (TCHP), a CHDO utilizing HOME funds, has built eight units in a deteriorating neighborhood. This housing infill project took an undeveloped parcel of land and replatted it. TCHP also added a new road for access. This project has added attractive, affordable housing in a low- and moderate-income neighborhood. TCHP also acquired and rehabilitated an additional house in a different neighborhood.
- The Community Enrichment Center (CEC) provides intensive case management and transitional housing over a period of 24 months. CEC works with the entire family to move from homelessness to achieving self-sufficiency. The focus is education, job training, budgeting and financial management. As a result of this initiative, eighty-eight percent of the families increased their earnings by the end of the program.
- Big Brothers Big Sisters (BBBS) provides one-to-one mentoring services to children focusing on minority children. Most of these children are from single parent families. Program evaluation demonstrates that a positive role model helps the children avoid engaging in at-risk behaviors such as alcohol, drugs, early parenting and involvement with the juvenile justice system. BBBS also partners with the Arlington ISD in providing elementary children with a junior or senior big brother or big sister. Both parties benefit as the older youth is introduced to the rewards of volunteerism.
- Tarrant Council on Alcoholism and Drug Abuse (TCADA) has taken its services directly to the Arlington Life Shelter and to SafeHaven during Program Year 2005. Clients experiencing impairment as a result of substance abuse participate in developing case management plans. TCADA is the single largest provider for linkage and admission into treatment programs. Clients are assisted in decreasing the severity levels of their substance abuse. The likelihood of turning their lives around is increased.
- Foundation Communities provides affordable housing and valuable public services through the Shadowbrook Apartments which it operates. Their Community Tax Center assisted victims of Hurricanes Katrina and Rita in

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completing their federal income tax returns. This center also assisted 571 Arlington residents in submitting revised tax forms that resulted in \$817,708 in total refunds and \$408,152 in Earned Income Tax Credits. The Shadowbrook Learning Center, operated by the Boys & Girls Club of Arlington, serves over 100 youth daily.

f. Indicators that describe results

The City of Arlington subrecipients are required to submit performance measurement goals, inputs, activities, outputs and outcomes for each of their programs in the form of a performance chart. This chart is included as an exhibit in each contract and serves as a benchmark for an assessment of program effectiveness and productivity. Subrecipients submit monthly performance reports which provide data on the number of persons, households, units assisted, income levels, racial/ethnic backgrounds, and disability status. ESG and HOME subrecipients also provide information on the matching funds.

The City of Arlington implemented the new HUD Performance Measurement requirements during Program Year 2005. The City has worked with subrecipients to incorporate the new measurement system into their statement of work and is included as an exhibit to their contract. The City is committed to providing activities and services that benefit targeted clientele and geographic areas. Results are documented to verify the benefits provided from the expenditure of funds.

Examples of indicators that serve as evidence of benefit to low- and moderate-income individuals and households include:

- The number of housing units rehabilitated;
- The number of renter units assisting low income and special needs persons and families;
- The number of individuals receiving new access to case management services through organizations such as AIDS Outreach Center.

g. Barriers with a negative impact on strategies and vision

Service delivery has been negatively impacted by reduced funds. Fewer dollars coupled with increasing costs is a principal barrier to the fulfillment of strategies.

Regulatory barriers also increase project costs and prevent some worthwhile projects from being completed. Rehabilitation of properties is more costly with the requirement to adhere to lead-based paint and Davis-Bacon regulations. Buildings with a historical designation also have numerous requirements that add to the cost.

h. Identify Major goals that are on target

All major goals are on target (see Table 1.a.).

i. Adjustments to strategies

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The 2005-2010 Consolidated Plan calls for an adjustment to our overall strategy by focusing activities in a Central Arlington Neighborhood Revitalization Area. See 1.B.2. for a discussion on strategy adjustments.

G. Lead-Based Paint

Actions taken to reduce lead-based paint hazards include the provision of an education program for tenants and new homeowners. All recipients of federally funded housing assistance (i.e., Arlington Homebuyers' Assistance, Section 8, Tenant-Based Rental Assistance, Supportive Housing Program, and Shelter Plus Care) were provided with brochures describing the hazards of lead-based paint.

A lead-based paint visual inspection of houses that are rehabilitated is made when the scope of work is determined. Lead testing was conducted as indicated by the inspection and the scope of the project. Any required containment or abatement measures were included in the scope of work. During Program Year 2005, 15 houses that were to be rehabilitated were tested for the presence of lead-based paint.

Overview of Progress in Meeting 2005-2010 Consolidated Plan Objectives

Priorities	Objectives	Progress Update	Five Year Goal	PY 2005 Goal	PY 2005 Progress
I. Affordable Housing					
H	<p>Homeownership To provide down payment and closing cost assistance for income-eligible, first-time homebuyers. Through a professional services contract, applications are processed, income eligibility is determined, and financing is coordinated with participating lenders. Zero percent, forgivable loans are provided to low- and moderate-income households according to the most recent, approved policy for the Arlington Housing Assistance Program (AHAP).</p>	<p>Assistance was provided to 68 first time homebuyers during Program Year 2005. These homebuyers received HUD approved counseling prior to the purchase of their home.</p> <p>Of the 68 households receiving assistance with the purchase of a home, 14 were located in the Central Arlington NRSA</p>	100	20	68
H	<p>Housing Rehabilitation To provide repairs to residences of eligible households earning less than 80% of the median area income. Grants or loan subsidies are given to provide safe, decent housing and to help preserve and upgrade neighborhoods. If the property changes ownership within a five-year period, the recipient will be required to repay a prorated portion of the grant.</p>	<p>During PY 2005, 66 low-income households to provide safe, decent housing. Twenty seven units were fully rehabilitated and 33 received emergency repairs. Ten Architectural Barrier Removal grants were provided to make homes accessible for elderly and disabled household members. These are reported in the Special Needs section below. Some duplication exists due to a single household receiving several services.</p>	250	50	66
H	<p>Rental Assistance To provide tenant-based rental assistance to low-income families on the Arlington Housing Authority's Section 8 waiting list and for homeless and other special needs clients referred and managed by area social service agencies for a period of up to two years.</p>	<p>Fifteen households were provided with rental assistance. The participants received case management from Salvation Army, Aids Outreach, Women's Shelter, and Community Enrichment</p>	100	20	15
II. Central Arlington NRSA					
H	<p>Combined New Rental Housing/New Business/New Office To provide new mixed-use residential facilities in the Central Arlington Neighborhood Revitalization Strategy Area (NRSA). The first story will house new retail and/or office space, while the other floors will have mixed-income rental units.</p>	<p>Fifteen developers attended the Notice of Funding Availability workshop for mixed-use projects, however, during PY2005 there were no completed applications for this activity. A nationally recognized developer expressed interest in a new mixed-use facility using a combination of HOME funds and local transportation grants for pedestrian infrastructure and submitted a partial design for the project, however, obstacles prevented the firm from moving forward in this program year. The City anticipates that it will meet the 5-year goal to develop two mixed-use facilities in the Central Arlington NRSA.</p>	2	1	0

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H	<p>New Housing Construction To provide new owner-occupied housing that is decent and affordable to income-eligible households in the Central Arlington NRSA. Units may be in the form of town homes, patio homes or other innovative housing designs.</p>	Eight new owner occupied units were constructed and sold to income eligible households.	45	5	8
H	<p>Pedestrian Infrastructure Infrastructure improvements are planned in phases to improve pedestrian access to housing, jobs, and other resources in or near the Central Arlington NRSA.</p>	The Center Street pedestrian infrastructure project was underway in Program Year 2005. The consulting firm was selected and progress was made toward a design that is acceptable to residents, business owners, and other stakeholders. The project will be completed in phases since complexities have resulted from the fact that the street intersects with two historic districts, part of the University of Texas at Arlington campus, City government offices, the Union Pacific rail line, and multiple apartment complexes, single family houses, churches, and businesses.	5	1	0
H	<p>Housing Rehabilitation (see above) To provide targeted housing rehabilitation services to improve the Central Arlington NRSA.</p>	Three housing units in the NRSA were provided housing rehabilitation services during the program year. The program was recently expanded through official Consolidated Plan amendment to include rehabilitation of non-profit owned single family and duplex rental units, which will increase the number of NRSA housing units served in PY06.	50	10	3
H	<p>Business Facade Improvements To provide improvements to business facades in the Central Arlington NRSA. Businesses will be required to provide a 50% match of the project cost.</p>	One application has been received for the Business façade grant program which meets a CDBG National Objective. The project will convert a vacant house to a medical office serving low to moderate income residents and create three jobs in the NRSA and is anticipated to be completed in PY06.	10	2	0
III. Homelessness					
M	<p>Emergency Shelter To support emergency shelter care for individuals who are homeless through three existing homeless shelters operating in Arlington. The general homeless population is served by the Arlington Life Shelter. Victims of domestic violence are sheltered at SafeHaven of Tarrant County, formerly The Women's Shelter. The Salvation Army shelters homeless families with children. The City will also foster ongoing discussion of changing shelter needs of homeless in Arlington through the Continuum of Care and Ten Year Plan to End Chronic Homelessness.</p>	<p>Arlington Life Shelter: 1215 SafeHaven of Tarrant County: 1330 Salvation Army Family Life Center: 113</p>		2,600	2,658

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H	<p>Case Management and Support Services To provide case management and support services to individuals who meet the HUD criteria for homeless in order to promote self-sufficiency. Services include transportation, dental services, housing counseling, referrals, employment services, assistance in accessing mainstream benefits, child care and other services designed to assist homeless individuals and families become more self-sufficient.</p>	<p>Transportation: 702 Dental: 93 Housing Counseling: 250 Employment Services: 848 Child Care: 60</p>		1,922	1,953
H	<p>Transitional and Permanent Housing To support and maintain transitional and permanent housing units/beds for individuals who are homeless through participation in the Continuum of Care planning, application, and program implementation process.</p>	<p>Arl Housing Auth (AHA) Shelter Plus Care 1: 52 beds AHA Shelter Plus Care 2: 5 beds AHA Supportive Housing Program 1: 49 beds AHA Supportive Housing Program 2: 28 units Tarrant County TBLA: 14 units Community Enrichment Center: 15 units</p>		125	163
H	<p>Services to Chronically Homeless To support outreach to chronically homeless individuals and referrals to housing first programs through coordination with providers specializing in services to chronically homeless. The City will work with local providers and the Continuum of Care to enhance referral systems and build partnerships to increase access to services for homeless individuals and to develop a Ten Year Plan to End Chronic Homelessness.</p>	<p>MHMR of Tarrant County provides two part-time staff at the Arlington Life Shelter to outreach and assess individuals who are chronically homeless. A psychiatric nurse provides access to counseling and medication.</p>		5	5
M	<p>Homeless Prevention To provide homeless prevention assistance in the form of payments such as temporary rent and utilities for eligible households at risk of homelessness. The Tarrant County Department of Human Services coordinates with eviction courts and accepts referrals throughout the City to help prevent families from becoming homeless.</p>	<p>SafeHaven of Tarrant County: 26 Tarrant County Department of Human Services: 62</p>		10	88
M	<p>Funding for Homeless Programs To support providers of homeless services with assistance in developing applications for additional grant funds through state, local, and federal sources.</p>	<p>Arlington Life Shelter, Legal Aid of Northwest Texas, and SafeHaven of Tarrant County received 2005 ESG State Grants</p>	10	2	3
IV. Special Needs					
H	<p>Housing Rehabilitation: Architectural Barrier Removal See housing rehabilitation above. Additionally, this activity includes an Architectural Barrier Removal program to remove barriers in housing for elderly and disabled residents.</p>	<p>Ten households received grants providing needed alterations to their homes to provide needed accessibility. This included three households with disabled residents and seven households with elderly residents.</p>	25	5	10

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H	Case Management for Elderly and Disabled To provide case management and meals for elderly and disabled residents. Meals are prepared at a central site and delivered by volunteer drivers. Caseworkers make quarterly home visits to assess client needs and connect clients to additional community services as needed. Congregate meals are also provided.	Meals on Wheels delivered meals to the homes of 56 elderly and homebound residents. Home visitations and case management was also provided. Senior Services of Greater Tarrant County served meals in a congregate setting to 97 senior citizens. This also provided seniors with an opportunity to interact and socialize.		267	153
H	Transportation To provide transportation services for the elderly and disabled through the City's Handitran service. To provide additional transportation to special needs residents on a demand and response basis for access to jobs, social services and medical appointments.	Handitran provided its special transportation service to 3,545 individuals including senior citizens (14%) and citizens with disabilities (72%). Handitran offers door-to-door, shared ride, demand response service and operates mini-buses equipped with wheelchair lifts.		300	3,545
H	Day Habilitation for Persons with Disabilities To provide social, recreational, and learning opportunities, to adults who have mental and physical disabilities.	Participants received community and life activities designed for integration into the community. They also participated in physical activities.		25	28
H	Case Management for Persons with HIV/AIDS To provide case management and other support services for persons with HIV/AIDS and their families, including risk-reduction counseling, HIV testing, mental health services, information and referral, support groups, and housing assistance.	96 HIV+ individuals received case management and improved their knowledge and their access to community resources. Post-test counseling was provided to 116 persons receiving an HIV test. 17 Mental health services were also provided.		50	96
M	Substance Abuse Counseling To provide counseling and other support services to individuals and families with substance abuse problems. Services include screening, assessment, education, and referrals. Participants are generally admitted to Tarrant County detoxification and treatment programs. Individuals receive case management support before and after the treatment process.	Counseling and support services increased the awareness of available resources so that clients were able to access substance abuse treatment resources. Case management helped decrease the severity of identified problems.		100	111
V. Community Development					
H	Youth Services To provide a range of services to low-income youth, including social, recreational, cultural, tutoring, and mentoring activities.	The City contracted with Big Brothers Big Sisters (69), Boys and Girls Club (451), Girls Inc. (140), HOPE Tutoring (238), and the Arlington Parks Dept (538) to provide services to 1,436 Arlington youth.		1,374	1,436
H	Transportation To provide bus transportation system on a demand and response basis for homeless and low-income clients to access job training, employment, child care, education, social services, and non-emergency medical appointments.	Mission Metroplex provided transportation to 555 low-income adults to work, job training, and social services. 306 low-income and homeless children received transportation to childcare. 56 individuals received transportation to medical appointments.		825	1,157
M	Crime Awareness To provide sexual assault awareness and crime prevention training to school-aged children.	The Women's Center provided sexual assault prevention training to 8,321 Arlington ISD students. This provides them with positive options for dealing with abusive situations.		7,000	8,321

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H	Health Services To provide dental services, health related services for victims of violent crime, and HIV testing.	Dental Health for Arlington provided dental services to 975 individuals. The Women's Center provided recovery and rehabilitation services to 92 victims of violent crime. The AIDS Outreach Center provided HIV testing and related services to 228 individuals.		1,355	1,295
M	Park Improvements Provide facility improvements to neighborhood parks	George Stevens and Howard Moore Parks were completed in Program Year 2005. Wessler Park was underway.		2	2
VI. Barriers to Affordable Housing					
H	Credit Repair Seminar To provide an annual seminar targeted to low income families on homeownership, credit repair, and personal finances to assist potential homebuyers with information and skills needed to be successful homeowners.	The City of Arlington participated in a Homeownership University with Legacy Financial Group in collaboration with the University of Texas, Arlington's Center for Continuing Education and the Workforce Development Center. The Homeownership University provided resources and credit counseling to potential new homeowners.	5	1	1
VII. Anti-Poverty					
H	Child Care To provide homeless and other low income families access to child care to enable them to apply for work, attend job training activities, and/or necessary medical appointments. Referrals are coordinated with local shelters and social service providers. Services include early childhood education and meals.	The YWCA Child Development Center provided full-day quality childcare to 60 homeless and low income children. This also provided parents with the opportunity to attend job training classes and employment.		30	60
H	Credit Repair Seminar (see above) Information about the Earned Income Tax Credit	Two homebuyer workshops were conducted in July 2006 and will be reported in the PY 06 CAPER. During Program Year 2005, a total of 571 Arlington residents were assisted in submitting revised tax forms that resulted in \$817,708 in total refunds and \$408,152 in Earned Income Tax Credits. This beneficial program has been added to the PY 2006 Action Plan.	5	1	1
VIII. Lead-Based Paint					
M	Lead-Based Paint Training To provide a seminar for contractors and subcontractors of the City's Housing Rehabilitation Program. This will enable contractors to identify potential lead-based hazards and provide action steps for lead abatement.	In October 2005, a one-day training class was held to educate general contractors on how to perform lead safe work practices when conducting housing rehabilitation on homes that were tested positive for lead-based paint.	5	1	1

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M	<p>Lead Testing To provide testing as needed to reduce lead-based paint hazards in housing rehabilitation projects. Occupants will be notified of lead hazard evaluations and whether testing is needed. When testing indicates the presence of lead, occupants will be notified of the results of hazard reduction activities. The pamphlet “Protect Your Family from Lead in Your Home” is provided to each household scheduled for rehabilitation under the Owner-Occupied Housing Rehabilitation and Emergency Repair Programs.</p>	Lead based paint testing is performed as required on homes that were built before 1978. During PY 2005, 15 homes were tested for the presence of lead.		20	15
IX. Planning					
H	<p>Planning Studies Planning studies include a report on the need for services to Homeless Youth in Arlington, Pedestrian infrastructure study, and Historic Resources Survey</p>	<p>Arlington Human Service Planners completed their report entitled “2005 Report on Homeless Youth Task Force”.</p> <p>An extensive Historic Resources Survey was begun in 2005. A 1987 Historic Resources Survey is being updated and resources in Arlington’s two National Registered Historic Preservation Districts are being documented.</p>	3	1	1
H	<p>Policy Planning Studies United Way community assessment updates</p>	United Way community assessments	2	1	1